
MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

SPECIAL MUNICIPAL COUNCIL AGENDA

3:00 p.m. – Wednesday, April 26, 2023

Municipal Administration Building, 752 St. George Street, Annapolis Royal, NS



1. **ROLL CALL**
2. **DISCLOSURE OF INTEREST**
3. **APPROVAL of the Order of the Day**
4. **IN-CAMERA**
 - 4.1 In accordance with Sections 22(2)(a) acquisition, sale, lease and security of municipal property and (d) labour relations.
5. **NEW BUSINESS**
 - 5.1 SR2023-041 Sale of Municipal Building Lawrencetown PID 05125646

ADJOURNMENT



STAFF REPORT

Report To: Special Council
Meeting Date: April 26, 2023
Prepared By: Doug Patterson, Interim Chief Administrative Officer
**Report Number: SR2023-41 Sale of Municipal Building Lawrencetown
PID 05125646**
Subject: Sale of Municipal Building, Lawrencetown,
PID 05125646

RECOMMENDATION(S):

That municipal council approve the sale of the municipal building in Lawrencetown located at 396 Main Street, PID# 05125646, for \$285,490 per the Agreement of Purchase and Sale conditions.

LEGISLATIVE AUTHORITY

MGA Section 50 Powers of Municipality Regarding Property.

Part 5B: A Municipality may sell property at market value when the property is no longer required for the purposes of the Municipality.

BACKGROUND

In July 2022, the Municipality formally placed the Lawrencetown administrative office for sale via ReMax Banner Real Estate services.

DISCUSSION

The Municipality has now received an offer of purchase with the following key terms:

1. The offer price of \$285,490
2. Seller's to accept the offer by April 26 6pm.
3. The purchaser to deposit an initial (\$10,000) ten thousand dollars upon acceptance of the offer. (Deposit to be held in trust until closing).
4. The buyer's offer is conditional upon items listed in section 4.1 of the purchase and sale agreement until June 16, 2023.
5. The purchaser will make an additional (\$10,000) ten thousand dollar deposit after waiving the conditions listed in section 4.1 (deposit to be held in trust until closing).
6. Purchaser has agreed to allow the tenant to stay on past closing date subject to purchaser review of the lease.
7. Offer to be completed July 28, 2023.

FINANCIAL IMPLICATIONS

The net value of the transaction, less 5% realtor fees plus HST and our legal costs, shall be deposited to the general operating reserve.

POLICY IMPLICATIONS

N/A

ALTERNATIVES / OPTIONS

N/A

NEXT STEPS

Following the council approval, the interim CAO will sign the Agreement of Purchase and Sale. Finally, the Warden and Clerk will sign the final deed transfer and legal closing documents provided by our closing lawyer: Burchell Wickwire Bryson.

Staff will follow the progress of the sale and will make supporting arrangements for the close.

All utilities will be informed of the closing date to prevent late billing to the Municipality.

The Deed Transfer Office tenant will be kept advised.

ATTACHMENTS

N/A

Prepared by:

Doug Patterson
Interim Chief Administrative Officer

Approved by:



Doug Patterson,
Interim Chief Administrative Officer

Approval Date:

April 25, 2023.